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Superior Court of California  
Los Angeles

AUG 20 2015.

Sherri R. Carter, Executive Officer/Clerk  
By Shaunya Bolden, Deputy

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, CENTRAL DISTRICT

THE PEOPLE OF THE STATE OF CALIFORNIA,

Plaintiff,

vs.

WATTS ARMS I ASSOCIATES JOINT VENTURE,  
an unincorporated entity; REAL PROPERTY  
SERVICES CORP., a Nevada corporation; and  
INTEGRITY MANAGEMENT COMPANY, a  
Nevada corporation; and DOES 1 through 50,  
inclusive,

Defendants.

Case No.:

BC 5 91 933

**COMPLAINT FOR ABATEMENT AND  
INJUNCTION**

[HEALTH & SAF. CODE  
SECTION 11570, ET SEQ.; CIVIL  
CODE SECTION 3479, ET SEQ.; BUS.  
& PROF. CODE SECTION 17200, ET  
SEQ.]

(Unlimited Action)

PLAINTIFF, THE PEOPLE OF THE STATE OF CALIFORNIA, alleges as follows:

**I. INTRODUCTION**

1. This action ("Action") is brought and prosecuted by Plaintiff, the People of the State of California ("Plaintiff" or "People"), for the purpose of abating and enjoining a dangerous gang- and narcotics-related public nuisance existing at a 104-unit townhome-style apartment complex called the Watts Arms ("Property"), which occupies most of a square city block in the Watts neighborhood of South Los Angeles.<sup>1</sup> The above-captioned defendants

<sup>1</sup> The address of the Property's onsite office is 10130 South Beach Street, Los Angeles, CA 90002. Each of the dozens of apartment units have different street addresses.

1 ("Defendants") are the owners and/or managers of the Property.

2       2.       Since at least 2010, the Property has become an all-too comfortable hangout for  
3 members and associates of the Grape Street Crips ("Grape Street"), a notorious criminal street  
4 gang with a substantial and menacing presence in and around Watts. Large groups of Grape  
5 Streeters – some who reside at the Property and many who do not -- regularly congregate at  
6 the Property, drawn by its numerous off-street parking lots and common areas that provide a  
7 strategic buffer against rival gangs and patrolling police officers. They drink alcohol, smoke  
8 marijuana, party to loud music, and have sex with prostitutes in cars parked on the Property or  
9 simply out in the open, causing used condoms to accumulate on the ground at the Property,  
10 where numerous children live. They sell rock cocaine, methamphetamine, and marijuana on  
11 the Property. They stash guns there, as well, which they use to launch armed attacks on rival  
12 gangs. This then triggers retaliatory shootings at the Property because it is known by those  
13 rivals as a primary place where Grape Street targets can be found, in the endless tit-for-tat  
14 lethal logic of street gangs.

15       3.       In one shooting incident at the beginning of this year, responding Los Angeles  
16 Police Department ("LAPD") officers found a bullet hole in a child's play kitchen inside one of  
17 the Property's apartment units. More recently, one person familiar with the environment at the  
18 Property said there was "shooting like Vietnam" there during the recent Independence Day  
19 weekend. Additionally, only days before the filing of this Complaint in August 2015, a fusillade  
20 of gunfire erupted at the Property, again, after which approximately 19 shell casings were  
21 discovered on the Property's grounds, including from rounds fired by an AK-47-type assault  
22 rifle. Many gunfire incidents at the Property are not reported to police due to their frequency,  
23 residents' inurement to them, and the complexities of community-police relationships.  
24 Because of this prevalence of gunfire, many parents and grandparents who live at the Property  
25 keep the young children in their households inside, and warn the older youth to refrain from  
26 standing in groups which could be targeted by shooters.

27       4.       The disorder, violence and intimidation associated with the Grape Street gang  
28 presence at the Property has intensified more recently, as security gains have taken hold at

1 Grape Street's historic epicenter in the nearby Jordan Downs public housing development,  
2 located three blocks to the east of the Property. The Property is now, accordingly, one of the –  
3 if not *the* – most active and symbolically significant strongholds for the Grape Street gang.  
4 Grape Streeters even have their own nickname for the Property: the "Peach Gates." In one  
5 recent example of the brazenness of Grape Street's territorial claim on the Property, against all  
6 other law-abiding community members, including the police, a gang member encountered on  
7 the Property by LAPD defiantly took off his shirt and challenged an officer to a fight (but then  
8 had second thoughts about the idea, ran away, and threw a glass bottle in the officer's  
9 direction). Very troublingly, all of this violence and chaos at the Property occurs perilously  
10 close to three school sites, a medical facility for the elderly, and a historically significant Watts  
11 community coffee house and theater space, all located on the Property's immediate periphery.  
12 (See Exhibit 1.)

13 5. The Property is well known to LAPD officers, as well as members of the  
14 community living in and around the Property, as a major Grape Street gang hangout and crime  
15 center. The frightening and volatile state of affairs at the Property derogates from other law-  
16 abiding community members' sense of safety, peaceableness and quietude in their own  
17 homes and neighborhood. LAPD accordingly devotes considerable resources to answering  
18 calls for service at the Property and otherwise attempting to combat the gang presence there.  
19 Since 2010; LAPD has made multiple arrests or conducted investigations on the Property for  
20 crimes involving gang members, including shots fired at an inhabited dwelling; gun assaults  
21 resulting in both wounded people and shot-up cars; resisting arrest; possession-for-sale and  
22 possession of cocaine, marijuana and prescription drugs; domestic violence, criminal threats;  
23 and vandalism. LAPD has also conducted at least one search warrant at an apartment unit on  
24 the Property in which a Grape Street gang member resides. On multiple occasions, suspects  
25 in robberies at the nearby 103rd Street/Watts Towers Metro Blue Line light rail station have  
26 fled into the Property and successfully avoided apprehension by LAPD.

27 6. The Property's vast size and Defendants' failure to implement appropriate  
28 security and other managerial best practices, make it so that LAPD cannot proverbially "arrest

1 its way out of the problem" there. Ownership and management, the Defendants, must play a  
2 far more robust, engaged and committed role than they have, to date. The intent of this  
3 nuisance abatement prosecution is to stimulate such action by Defendants and to bring the  
4 entirely unacceptable state of affairs at the Property to a swift and permanent halt.

## 5 **II. THE PARTIES AND THE PROPERTY**

### 6 **A. Plaintiff**

7 7. Plaintiff, the People, is the sovereign power of the State of California designated  
8 in Health and Safety Code section 11571, Code of Civil Procedure section 731 and Business  
9 and Professions Code section 17204 to be the complaining party in law enforcement actions  
10 brought to abate, enjoin and penalize public nuisances and unfair competition.

### 11 **B. The Defendants**

12 8. Defendant Watts Arms I Associates Joint Venture ("WAAIJV") is an  
13 unincorporated entity which has been the title owner of the Property from 1989 until the  
14 present.

15 9. Defendant Real Property Services Corporation ("RPSC") is a Delaware  
16 corporation, located in Las Vegas, Nevada, and doing business in California as "RPSC  
17 Holdings." Defendant RPSC owns, controls and/or directs Defendant WAAIJV, either directly,  
18 or indirectly through other entities also owned, controlled and/or directed by Defendant RPSC.

19 10. Defendant Integrity Management Company ("IMC" or "Management Defendant")  
20 is a Nevada corporation, located in Minnesota, which manages the Property on behalf of and  
21 under the direction of Defendants WAAIJV and RPSC ("Owner Defendants").

22 11. The true names and capacities of defendants sued herein as Does 1 through 50,  
23 inclusive, are unknown to Plaintiff, who therefore sues said defendants by such fictitious  
24 names. When the true names and capacities of said defendants have been ascertained,  
25 Plaintiff will ask leave of the court to amend this complaint and to insert in lieu of such fictitious  
26 names the true names and capacities of said fictitiously named defendants.

### 27 **C. The Property**

28 12. The Property is an approximately 104-unit complex of semi-detached townhome

1 style apartment units. It ranges across a square city block in the Watts neighborhood of South  
2 Los Angeles, bounded by 103rd and Beach Streets, Century Boulevard and Wilmington  
3 Avenue.<sup>2</sup> The groups of apartment units at the Property are interspersed with large exterior  
4 common areas and multiple parking lots and numerous vehicular and pedestrian gates. The  
5 pedestrian gates are rarely, if ever, locked against unauthorized entry by non-tenants.  
6 Similarly, many people who do not live at the Property nevertheless have clickers that open the  
7 vehicle gates. Rent for the Property's tenants is heavily subsidized by the U.S. Department of  
8 Housing and Urban Development's "Section 8" program.

9 13. The Property *immediately* borders, to the southeast, a community center housing  
10 the Youth Opportunities High School, as well as the historically and culturally significant Watts  
11 Coffee House and Watts Village Theater Company, where artists and community members  
12 gather, and theatrical productions are staged, to this day. Also immediately adjacent, to the  
13 northwest, is a large healthcare facility, AltaMed PACE – South Los Angeles, which provides  
14 targeted healthcare and social services to the elderly. The Property is also directly across  
15 Wilmington Avenue, approximately 70 feet, from Florence Griffith Joyner Elementary School.  
16 Just beyond the elementary school, approximately 250 feet from the Property, is the 102nd  
17 Street Early Education Center. (Exhibit 1.)

### 18 **III. THE PUBLIC NUISANCE LAW**

19 14. The Public Nuisance Law ("PNL"), Civil Code section 3479, defines a public  
20 nuisance as "[a]nything which is injurious to health, including, but not limited to, the illegal sale  
21 of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free  
22 use of property, so as to interfere with the comfortable enjoyment of life or property...." (See  
23 *City of Bakersfield v. Miller* (1966) 64 Cal.2d 93, 99 ["The Legislature has defined in general  
24 terms the word 'nuisance' in Civil Code section 3479. . . ."].)

25 15. Civil Code section 3480 defines a public nuisance as "one which affects at the  
26 same time an entire community or neighborhood, or any considerable number of persons,  
27 \_\_\_\_\_

28 <sup>2</sup> The Property's legal description is: "Lot 3 of Tract No. 25542, in the City of Los Angeles, County of Los Angeles, State of California, as shown on a map filed in Book 843, Pages 93 to 96, inclusive, of Maps, in the office of the County Recorder of said County," Assessor's Parcel Number 6048028049.

1 although the extent of the annoyance or damage inflicted upon individuals may be unequal."

2 16. The case law is "replete with examples" of the "threat violent street gangs ...  
3 pose to the safety of peaceful Californians." (*Castaneda v. Olsher* (2007) 41 Cal.4<sup>th</sup> 1205,  
4 1216.) In a case involving gang-related gunfire similar to what is occurring at the Property  
5 here, the California Supreme Court explicitly recognized that "[s]treet gang activity can often  
6 subject" innocent bystanders "to unacceptable levels of risk." (*Id.*) In *Medina v. Hillshore*  
7 *Partners* (1995) 40 Cal.App.4<sup>th</sup> 477, 486, involving a wrongful death claim by the mother of a  
8 young man shot by gang members at an apartment complex, the Court said, "We agree that  
9 the congregation of gangs poses a foreseeable risk of harm to the public." In particular, the  
10 whole spectrum of typical street gang conduct, ranging from loitering, to public drinking and  
11 boisterousness, to drug dealing, to gunfire, has been held to "easily meet the statutory  
12 standard" for a public nuisance under Civil Code section 3479. (*People ex rel. Gallo v. Acuna*  
13 (1997) 14 Cal.4<sup>th</sup> 1090, 1120.)

14 17. Civil Code section 3491 provides for the methods by which public nuisances  
15 such as those alleged herein may be abated. Civil Code section 3491 states that the  
16 "remedies against a public nuisance are indictment or information, a civil action or abatement."  
17 Abatement is "accomplished by a court of equity by means of an injunction proper and suitable  
18 to the facts of each case." (*Sullivan v. Royer* (1887) 72 Cal. 248, 249.)

19 18. Code of Civil Procedure section 731 authorizes a city attorney to bring an action  
20 to enjoin or abate a public nuisance. It provides, in relevant part, "[a] civil action may be  
21 brought in the name of the people of the State of California to abate a public nuisance . . . by  
22 the city attorney of any town or city in which such nuisance exists."

23 19. "[S]trict liability for nuisance historically attends the possession and control of  
24 land." (*Leslie Salt Co. v. San Francisco Bay Conservation and Development Commission*  
25 (1984) 153 Cal.App.3d 605, 618 n. 15 & 619). "It is immaterial whether the acts" of the  
26 persons sought to be held liable for a nuisance "be considered willful or negligent; the essential  
27 fact is that, whatever be the cause, the result is a nuisance." (*Snow v. Marian Realty*  
28 *Company* (1931) 212 Cal. 622, 625-26; see also *Sturges v. Charles L. Harney, Inc.* (1958) 165

1 Cal.App.2d 306, 318 ["a nuisance and liability therefore may exist without negligence"]; *People*  
2 *v. McCadden* (1920) 48 Cal.App. 790, 792 ["A judgment supported on findings that such  
3 nuisance was conducted and maintained on the premises in question, regardless of the  
4 knowledge of the owner thereof, is sufficient. Such knowledge on the part of the owner . . . is  
5 unnecessary."].) This strict standard is because "the object of the act is not to punish; its  
6 purpose is to effect a reformation of the property itself." (*People v. Bayside Land Co.* (1920)  
7 48 Cal.App. 257, 261.)

#### 8 IV. THE NARCOTICS ABATEMENT LAW

9 20. Since its enactment in 1972, the principal purpose of the Narcotics Abatement  
10 Law ("NAL")(Health & Saf. Code, § 11570, et seq.) is the abatement of buildings and places  
11 "used for the purpose of unlawfully selling, serving, storing, keeping, manufacturing, or giving  
12 away any controlled substance, precursor, or analog specified in this division . . . ." (Health &  
13 Saf. Code, § 11570).

14 21. The NAL provides that every building or place used for the purpose of unlawfully  
15 selling, serving, storing, keeping, manufacturing, or giving away any controlled substance,  
16 precursor, or analog *inter alia*, "is a nuisance which **shall** be enjoined, abated, and  
17 prevented . . . whether it is a public or private nuisance." (Health & Saf. Code, § 11570  
18 [emphasis added]; *People ex rel Lungren v. Peron* (1997) 59 Cal.App.4th 1383, 1389; *Lew v.*  
19 *Superior Court* (1993) 20 Cal.App.4th 866, 870-871.)

20 22. Health and Safety Code section 11571 authorizes a city attorney to bring an  
21 action to abate, prevent and perpetually enjoin such nuisances. It provides in relevant part:  
22 "Whenever there is reason to believe that a nuisance as described in Section 11570 is kept,  
23 maintained, or exists in any county, the district attorney of the county, or the city attorney of  
24 any incorporated city or of any city and county, in the name of the people, may . . . maintain an  
25 action to abate and prevent the nuisance and perpetually to enjoin the person conducting or  
26 maintaining it, and the owner, lessee, or agent of the building or place in or upon which the  
27 nuisance exists from directly or indirectly maintaining or permitting the nuisance."

28 ///

23. Health and Safety Code section 11573(a) provides that: "If the existence of the nuisance is shown in the action to the satisfaction of the court or judge, either by verified complaint or affidavit, the court or judge **shall** allow a temporary restraining order or injunction to abate and prevent the continuance or recurrence of the nuisance." (Emphasis added.) In addition, Health and Safety Code section 11581 provides, as an additional remedy, for the removal and sale of all fixtures and movable property on the premises used in aiding or abetting the nuisance and for the closure of the building for up to one year.

## V. UNFAIR COMPETITION LAW

24. The practices forbidden by the state Unfair Competition Law at Business and Professions Code section 17200 *et seq.* (“UCL”) are any business practices forbidden by law, be it criminal, federal, state, municipal, statutory, regulatory or court-made. As the California Supreme Court has explained, the UCL “‘borrows’ violations of other laws and treats them as unlawful practices independently actionable under section 17200 *et seq.*” (*South Bay Chevrolet v. General Motors Acceptance Corp.* (1999) 72 Cal.App.4<sup>th</sup> 861, 880 (internal citations and quotation marks omitted).)

25. As proscribed by the UCL, “[a]n ‘unlawful business activity’ includes anything that can properly be called a business practice and that at the same time is forbidden by law.” (*People v. McKale* (1979) 25 Cal.3d 626, 632.) The ownership and operation of a large rental apartment complex, such as the Property, by sophisticated nonresident owners and managers doing so for the purposes of profit, is, axiomatically, a business under the UCL. (See *People ex. rel. City of Santa Monica v. Gabriel* (2010) 186 Cal.App.4th 882, 888 [“The renting of residential housing is a business.”].) Thus, when a property owner conducts, maintains or permits a nuisance that is unlawful under the PNL and NAL to exist on the premises of such a property, it is a violation of the UCL.

26. Moreover, the UCL casts a broad net. “Any person performing or proposing to perform an act of unfair competition may be enjoined . . .” (Bus. & Prof. Code, § 17203; emphasis added.) The term person includes “natural persons, corporations, firms, partnerships, joint stock companies, associations and other organizations of persons.” (Bus. &



1 Prof. Code, § 17201.) The courts have expanded section 17200's net beyond direct liability to  
2 include common law doctrines of secondary liability where the liability of each defendant is  
3 predicated on his or her personal participation in the unlawful practices. (*People v. Toomey*  
4 (1985) 157 Cal.App.3d 1, 14; *Emery v. Visa Int'l Service Ass'n* (2002) 95 Cal.App.4th 952,  
5 960.)

6 27. Civil actions under the UCL may be brought in the name of the People of the  
7 State of California by any city attorney of a city having a population in excess of 750,000 (Bus.  
8 & Profs. Code, § 17204), such as the City of Los Angeles. A public entity can sue pursuant to  
9 section 17200 based on violations of its own municipal code, state law, or other local  
10 ordinance. (*People v. Thomas Shelton Powers, M.D., Inc.* (1992) 2 Cal.App.4th 330, 338-339.)

11 28. Defendants engaging in violations of the UCL may be enjoined in any court of  
12 competent jurisdiction. (Bus. & Profs. Code, § 17203.) A court may make such orders or  
13 judgments, including appointment of a receiver, as may be necessary to prevent the use or  
14 employment by any person of any practice constituting unfair competition. (*Id.*

15 **VI. FIRST CAUSE OF ACTION FOR PUBLIC NUISANCE**

16 **[Civil Code section 3479, et seq.]**

17 **Against All Defendants and DOES 1 through 50]**

18 29. Plaintiff incorporates by reference Paragraphs 1 through 28 of this Complaint and  
19 makes them part of this First Cause of Action as though fully set forth herein.

20 30. Since at least 2010, through the present time, Defendants, and DOES 1 through  
21 50, have alternately owned, operated, managed and used, and/or directly or indirectly  
22 permitted to be occupied and used, the Property in such a manner as to constitute a public  
23 nuisance in accordance with Civil Code sections 3479 and 3480. The public nuisance, as  
24 described herein, is injurious to health, indecent or offensive to the senses, and/or an  
25 obstruction to the free use of property, so as to substantially and unreasonably interfere with  
26 the comfortable enjoyment of life or property by those persons living in the surrounding  
27 community. The public nuisance consists of, but is not limited to, the regular, menacing,  
28 intimidating, violent and disorderly presence of resident and non-resident gang members

1 and/or associates at the Property; the occurrence of gunfire on the Property; the tendency of  
2 the Property to attract gunfire from rival gangs *because of* the historical and current presence  
3 of gang members at the Property; narcotics activity at the Property; and the occurrence of  
4 prostitution and lewd conduct at the Property associated with the gang presence.

5 31. Defendants, and DOES 1 through 50, in owning, conducting, maintaining, and/or  
6 permitting the use of the Property, directly or indirectly, as a public nuisance, have engaged in  
7 wrongful conduct and caused a serious threat to the general health, safety and welfare of the  
8 law-abiding tenants at the Property and persons in the area surrounding the Property.

9 32. Unless Defendants, and DOES 1 through 50, are restrained and enjoined by  
10 order of this Court, they will continue to use, occupy and maintain, and to aid, abet or permit,  
11 directly or indirectly, the use, occupation, and maintenance of the Property, together with the  
12 fixtures and appurtenances located therein, for the purpose complained of herein, to the great  
13 and irreparable damage of Plaintiff and in violation of California law.

14 **VII. SECOND CAUSE OF ACTION FOR NARCOTICS ABATEMENT**

15 **[Health and Safety Code Section 11570, *et seq.* --**

16 **Against All Defendants and DOES 1 through 50]**

17 33. Plaintiff hereby incorporates by reference paragraphs 1 through 32 of this  
18 Complaint and makes them part of the First Cause of Action, as if fully set forth herein.

19 34. The Property has been, from an exact date unknown, and is *currently* being used  
20 for the purposes of unlawfully selling, serving, storing, keeping, manufacturing or giving away  
21 controlled substances in violation of Health and Safety Code section 11570, *et seq.*

22 35. Defendants, and DOES 1 through 50, are responsible for conducting,  
23 maintaining, and/or directly or indirectly permitting the nuisance as alleged herein. Plaintiff has  
24 no plain, speedy and adequate remedy at law and unless Defendants, and DOES 1 through  
25 50, are restrained and enjoined by order of this Court, they will continue to use, occupy and  
26 maintain, and/or to aid, abet or permit, directly or indirectly, the use, occupation and  
27 maintenance of the Property, together with the fixtures and appurtenances located therein, for  
28 the nuisance complained of herein, to the great and irreparable damage of the public and in

1 violation of California law.

2 **VIII. THIRD CAUSE OF ACTION FOR UNFAIR COMPETITION**

3 **[Business and Professions Code Section 17200, *et seq.* --**

4 **Against All Defendants and DOES 1 through 50]**

5 36. Plaintiff hereby incorporates by reference paragraphs 1 through 35 of this  
6 Complaint and makes them part of this Third Cause of Action, as if fully set forth herein.

7 37. Ownership and operation of the Property is a business. When the owner and/or  
8 manager of such a business violates the NAL and/or PNL such that a nuisance exists and  
9 flourishes at the business' premises, as alleged herein, it is also a violation of the UCL.

10 38. Defendants and DOES 1-50 have violated the UCL by conducting, maintaining  
11 and/or permitting, directly or indirectly, a nuisance in violation of the NAL and/or the PNL, at  
12 the Property, as alleged herein.

13 39. Plaintiff has no adequate remedy at law, and unless Defendants and DOES 1-50  
14 are restrained by this Court they will continue to commit unlawful business practices or acts,  
15 thereby causing irreparable injury and harm to the public's welfare.

16 **PRAYER**

17 **WHEREFORE, PLAINTIFF PRAYS THAT THIS COURT ORDER, ADJUDGE AND**  
18 **DECREE AS FOLLOWS:**

19 **AS TO THE FIRST CAUSE OF ACTION**

20 1. That the Property, together with the fixtures and moveable property therein and  
21 thereon, be declared a public nuisance and be permanently abated as such in accordance with  
22 Civil Code section 3491.

23 2. That each Defendant and their agents, officers, employees and anyone acting on  
24 their behalf, and their heirs and assignees, be preliminarily and perpetually enjoined from  
25 operating, conducting, using, occupying, or in any way permitting the use of the Property as a  
26 public nuisance. Such orders should include, but not be limited to physical and managerial  
27 improvements to the Property, a requirement that an officer or director of each Defendant  
28 reside at the Property until the nuisance is abated, the appointment of a receiver to carry out

1 the Court's orders, and such other orders as are appropriate to remedy the nuisance on the  
2 Property and enhance the abatement process.

3 3. Such costs as may occur in abating said nuisance at the Property and such other  
4 costs as the Court shall deem just and proper.

5 4. That Plaintiff be granted such other and further relief as the Court deems just and  
6 proper, including closure and/or demolition of the Property.

7 AS TO THE SECOND CAUSE OF ACTION:

8 1. That Defendants, DOES 1 through 50, and the Property, be declared in violation  
9 of Health and Safety Code section 11570, et seq.

10 2. That the Property, together with the fixtures and moveable property therein and  
11 thereon, be found to constitute a public nuisance and be permanently abated as such in  
12 accordance with Section 11581 of the California Health and Safety Code.

13 3. That the Court grant a preliminary injunction, permanent injunction and order of  
14 abatement in accordance with Section 11570, et. seq. of the California Health and Safety  
15 Code, enjoining and restraining each Defendant and their agents, officers, employees and  
16 anyone acting on their behalf, from unlawfully selling, serving, storing, keeping, manufacturing,  
17 or giving away controlled substances on the Property, and/or directly or indirectly maintaining  
18 or permitting such nuisance activity.

19 4. That the court order physical and managerial improvements to the Property in  
20 accordance with Health and Safety Code section 11573.5, and such orders as are otherwise  
21 appropriate, to remedy the nuisance on the Property and enhance the abatement process,  
22 including but not limited to, the following: an internet-connected video monitoring system  
23 accessible by LAPD; improved lighting; sufficiently secure gating and fencing; improved tenant  
24 screening and lease enforcement procedures; armed, licensed security guards; and prohibiting  
25 known gang members from accessing the Property.

26 5. That an officer or director of each Defendant, and Does 1-50, be ordered to  
27 reside at the Property until the nuisance is abated, pursuant to Health and Safety Code section  
28 11573.5(f)(1)(h).

1           6.     That as part of the Judgment, an Order of Abatement be issued, and that the  
2 Property be closed for a period of one year, not to be used for any purpose, and be under the  
3 control and custody of this Court for said period of time; or, in the alternative, if the Court  
4 deems such closure to be unduly harmful to the community, that Defendants, and DOES 1  
5 through 50, pay an amount of damages equal to the fair market rental value of the Property for  
6 one year to the City or County in whose jurisdiction the nuisance is located in accordance with  
7 Health and Safety Code section 11581 subdivision (c)(1).

8           7.     That each Defendant and Does 1-50 each be assessed a civil penalty in an  
9 amount not to exceed twenty-five thousand dollars (\$25,000.00) each.

10          8.     That all fixtures and moveable property used in conducting, maintaining, aiding or  
11 abetting the nuisance at the Property be removed by the LAPD and sold in the manner  
12 provided for the sale of chattels under execution. Said fixtures and property shall be  
13 inventoried and a list prepared and filed with this court.

14          9.     That there shall be excepted from said sale, such property to which title is  
15 established in some third party not a defendant, nor agent, officer, employee or servant of any  
16 defendant in this proceeding.

17          10.    That the proceeds from said sale be deposited with this court for payment of the  
18 fees and costs of sale. Such costs may occur in removal of said property and in closing said  
19 Property and keeping it closed.

20          11.    That if the proceeds of the sale do not fully discharge all such costs, fees and  
21 allowances, the Property shall also be sold under execution issued upon the order of the court  
22 or judge and the proceeds of such sale shall be applied in a like manner. That any excess  
23 monies remaining after payment of approved costs shall be delivered to the owner of said  
24 Property. Ownership shall be established to the satisfaction of this court.

25          12.    That Defendants, DOES 1 through 50, and any agents, trustees, officers,  
26 employees and anyone acting on their behalf, and their heirs and assignees, be perpetually  
27 enjoined from transferring, conveying, or encumbering any portion of the Property, for  
28 consideration or otherwise, without first obtaining the Court's prior approval.

1           13. That Defendants WAAIJV and RPSC ("Owner Defendants"), and DOES 1  
2 through 50, be ordered to immediately notify any transferees, purchasers, commercial lessees,  
3 or other successors in interest to the subject Property of the existence and application of any  
4 temporary restraining order, preliminary injunction, or permanent injunction to all prospective  
5 transferees, purchasers, commercial lessees, or other successors in interest, *before* entering  
6 into any agreement to sell, lease or transfer the Property, for consideration or otherwise, all or  
7 any portion of the Property that is the subject of this action.

8           14. That the Owner Defendants, and DOES 1 through 50, be ordered to immediately  
9 give a complete, legible copy of any temporary restraining order and preliminary and  
10 permanent injunctions to all prospective transferees, purchasers, lessees, or other successors  
11 in interest to the Property.

12           15. That the Owner Defendants, and DOES 1 through 50, be ordered to immediately  
13 request and procure signatures from all prospective transferees, purchasers, lessees, or other  
14 successors in interest to the subject Property, which acknowledges his/her respective receipt  
15 of a complete, legible copy of any temporary restraining order, preliminary and permanent  
16 injunction, and deliver a copy of such acknowledgment to the Los Angeles City Attorney's  
17 Office, c/o Deputy City Attorney Steven Gold or his designee.

18           16. That Plaintiff recover the costs of this action, including law enforcement  
19 investigative costs and any fees, including attorneys' fees, authorized by law, not to exceed  
20 \$1,000,000.00, from Defendants and DOES 1 through 50.

21           AS TO THE THIRD CAUSE OF ACTION

22           1. That each Defendant be declared in violation of Business and Professions Code  
23 section 17200.

24           2. That each Defendant, as well as its agents, heirs, successors, and anyone acting  
25 on its behalf, be permanently enjoined from maintaining, operating, or permitting any unlawful  
26 or unfair business acts or practices in violation of Business and Professions Code section  
27 17200.

28           3. That the Court grant a preliminary and/or permanent injunction prohibiting each

1 Defendant, as well as its agents, heirs, successors, and anyone acting on its behalf, from  
2 engaging in the unlawful or unfair acts and/or practices described herein at the Property and in  
3 the City of Los Angeles. Such orders should include physical and managerial improvements to  
4 the Property.

5 4. That, pursuant to Business and Professions Code section 17206, each  
6 Defendant be assessed a civil penalty of Two Thousand Five Hundred Dollars (\$2,500) for  
7 each and every act of unfair competition.

8 5. That, pursuant to the Court's equitable power and Business and Professions  
9 Code section 17203, the Court make such orders or judgments, including appointment of a  
10 receiver, to eliminate the unfair competition alleged herein.

11 AS TO ALL CAUSES OF ACTION


12 1. That Plaintiff recover the amount of the filing fees and the amount of the fee for  
13 the service of process or notices which would have been paid but for Government Code  
14 section 6103.5, designating it as such. The fees may, at the Court's discretion, include the  
15 amount of the fees for certifying and preparing transcripts.

16 2. That Plaintiff be granted such other and further relief as the Court deems just and  
17 proper.

18  
19 DATED: August 20, 2015

Respectfully submitted,

20 MICHAEL N. FEUER, City Attorney  
21 JONATHAN CRISTALL, Assistant City Attorney

22   
23 By: STEVEN GOLD  
24 Deputy City Attorney  
25 Attorneys for Plaintiff, THE PEOPLE OF THE STATE  
26 OF CALIFORNIA  
27  
28

**EXHIBIT 1**



[illegible]

Est. Delorme FAO USGS NOAA EPA NPS